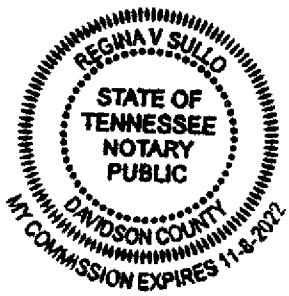
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Gerardo Leiva Leiva | SAME | 120 01 0 051.00 |
| (NAME) | (NAME) | |
| 748 Winthorne Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 236565 DEEDWARR
05/30/2019 10:18:30 AM 2 pgs
Fees: $13.00 Taxes: $969.40
20190530-0051193

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable con**siderations, the receipt of which is hereby acknowledged, I/WE, Madaline Hargrove Pugh, formerly known as Madaline Hargrove, and William Pugh, wife and husband,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gerardo Leiva-Leiva, a single man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 344 on Plan of Glengarry Park, Section Three, of record in Plat Book 2900, Page 25, and fronts 83.0 feet on the Northeasterly margin of Winthorne Drive and extends back between parallel lines measuring 200 feet, as filed for record in the Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Madaline Hargrove and William Pugh, both unmarried by Warranty Deed from Cynthia A. Williams, as surviving Co-Trustee of the Estelle S. Parham Revocable Living Trust dated March 17, 2017 and recorded March 23, 2017 as Instrument No. 201703230028553, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 748 Winthorne Dr., Nashville, TN 37217

File Number: GRN-1903662SSO

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of May, 2019

Madaline Hargrove Pugh fka Madaline Hargrove
Madaline Hargrove Pugh, formerly known as Madaline Hargrove

William Pugh by Madaline Hargrove Pugh a attorney in fact
William Pugh by Madaline ~~Hargrove~~ Pugh, as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Madaline Hargrove Pugh, formerly known as Madaline Hargrove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of William Pugh, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said William Pugh, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2019.

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**True Copy Certification**

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

File Number: GRN-1903662SSO